

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 29, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
 John R. Byers, Mount Vernon District
 Joan M. DuBois, Dranesville District
 Janet R. Hall, Mason District
 Suzanne F. Harsel, Braddock District
 John B. Kelso, Lee District
 Ronald W. Koch, Sully District
 Ilryong Moon, Commissioner At-Large
 Peter F. Murphy, Jr., Springfield District
 John M. Palatiello, Hunter Mill District
 Linda Q. Smyth, Providence District
 Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ-2000-HM-044, FDP-2000-HM-044, PCA-80-C-028-6 AND PCA-77-C-098-4, TST WOODLAND LLC, TO A DATE CERTAIN OF JUNE 14, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ-2000-PR-052, DECOROUS INCORPORATED, TO A DATE CERTAIN OF JUNE 21, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Alcorn noted that dates for an Environment Committee meeting and the new Residential Development Criteria Committee would be announced soon.

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Commissioner Koch announced his intent to defer the public hearing on RZ/FDP-2000-SU-050, The Ryland Group, from April 18, 2001 to May 17, 2001.

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Commissioner Koch announced his intent to defer the public hearing on S00-III-UP2, Out-of-Turn Plan Amendment, from April 11, 2001 to a date to be determined.

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Commissioner Wilson announced her intent to defer the public hearing on Zoning Ordinance and Public Facilities Manual Amendments from April 11, 2001 to a date to be determined.

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Chairman Murphy noted that the Planning Commission would not be meeting again until April 18, 2001.

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CAPITAL IMPROVEMENT PROGRAM (CIP) (Decision Only)

(The public hearing on the CIP was held on March 15, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED, ON BEHALF OF THE CAPITAL IMPROVEMENT PROGRAM COMMITTEE, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2002-2006, AS PRESENTED IN THE ADVERTISED CIP WITH THE FOLLOWING MODIFICATIONS:

ON PAGE 28, ITEM 66, WEST COUNTY ADULT/ALTERNATIVE EDUCATION CENTER BE DELETED;

THAT ON PAGE 28, ITEM 53, RENOVATION AND IMPROVEMENTS OF SOUTH LAKES HIGH SCHOOL, BEGIN IN 2002;

THAT ITEM 54, WOODSON HIGH SCHOOL RENOVATION AND IMPROVEMENTS BEGIN IN FISCAL YEAR 2003;

AND THAT ON PAGE 78 WE REVISE ITEM 2 TO CHANGE THE DESCRIPTION TO READ: "TRAFFIC LIGHT SIGNALIZATION. THIS IS A CONTINUOUS PROGRAM TO INSTALL TRAFFIC LIGHT SYSTEMS AT FIRE STATION LOCATIONS OF GREATEST NEED. TRAFFIC SYSTEMS MAY INCLUDE TRAFFIC LIGHTS, STATION WARNING SIGNALS, AND/OR PREEMPTION SYSTEMS."

Following discussion, Commissioner Palatiello MOVED TO AMEND THE MOTION SO THAT RATHER THAN DELETING ITEM 66, IT BE REVISED TO STATE THAT FUNDING WILL BEGIN IN FY03.

Commissioner Kelso seconded the amendment and concurred with the amendment, both of which carried unanimously with Commissioner Harsel not present for the vote.

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SPA-83-P-057-4 - KOREAN CENTRAL PRESBYTERIAN CHURCH (Decision Only)

(The public hearing on this application was held on March 22, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BZA APPROVAL OF SPA-83-P-057-4, SUBJECT TO CONDITIONS CONSISTENT WITH THOSE DATED MARCH 29, 2001 WITH A CHANGE TO NUMBER 22, DELETING THE LAST SENTENCE.

Commissioners Koch and Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

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FS-H00-108 - XM SATELLITE, 1977 Hunter Mill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM SATELLITE RADIO ON THE EXISTING VIRGINIA POWER TOWER LOCATED AT 1977 HUNTER MILL ROAD, BE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA IN THE MATTER OF APPLICATION FS-H00-108.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote.

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FS-B00-117 - NEXTEL, 8996 Burke Lake Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT FS-B00-117 IS IN FACT A "FEATURE SHOWN" AND IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND AGREE WITH THE RECOMMENDATION BY MR. ZOOK.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S01-1 - NEXTEL, Braddock Park

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON FS-S01-1.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S01-2 - NEXTEL, 12895 Clifton Creek Drive, Virginia Power easement

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON FS-S01-2.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S00-135 - VOICESTREAM, 12510 Yates Ford Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH "FEATURE SHOWN" DETERMINATION ON FS-S00-135.

Commissioner Byers seconded the motion which carried unanimously.

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FS-D01-15 - FAIRFAX CO. FACILITIES MANAGEMENT DIVISION, 9830 Georgetown Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE PERMANENT ESTABLISHMENT OF AN ATHLETIC FIELD AT 9830 GEORGETOWN PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Palatiello and Byers seconded the motion which carried unanimously.

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RZ/FDP-2000-MV-019 - WASHINGTON HOMES, INC. (Decision Only)

(The public hearing on these applications was held on March 22, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-019, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED 29 MARCH 2001 AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall seconded the motion which carried by a vote of 9-1-1 with Commissioner Wilson opposed; Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENTS BE MODIFIED ALONG THE SOUTHERN BOUNDARY AND ABUTTING PARCEL 33 BE APPROVED.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN FAVOR OF A WALL THAT ENCLOSES THE PRIVACY YARDS FOR

THE SINGLE FAMILY ATTACHED DWELLING UNITS ALONG THAT BOUNDARY AND REFERENCED IN THE PROFFERS.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioner Hall seconded the motion which carried by a vote of 9-1-1 with Commissioner Wilson opposed; Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE REQUIREMENTS OF SECTION 2-414, THAT RESIDENCES BE LOCATED A MINIMUM OF 200 FEET FROM THE EDGE OF THE RIGHT-OF-WAY OF AN INTERSTATE HIGHWAY, WITH REGARD ONLY TO THE PORTION OF THE PARKING GARAGE LOCATED CLOSER THAN 200 FEET FROM THE RIGHT-OF-WAY FROM I-95.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

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RZ/FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC (Decision Only)

(The public hearing on these applications was held on December 14, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-HM-022 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 27, 2001.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-HM-022, SUBJECT TO THE APPROVAL OF THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 14, 2001 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-HM-022.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SITE'S NORTHERN BOUNDARY IN FAVOR OF THAT DEPICTED ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SITE'S NORTHERN BOUNDARY AND ALONG THOSE BOUNDARIES ADJACENT TO THE R-1 DISTRICT LOCATED TO THE SOUTHEAST AND SOUTHWEST OF THE SITE.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. 2232-D00-40 - METRICOM, INC.
FDPA-C-220-4 - METRICOM, INC.
2. SE-98-S-024 - TRUSTEES OF KNOLLWOOD BAPTIST CHURCH D/B/A
KNOLLWOOD COMMUNITY CHURCH

This order was accepted without objection.

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Chairman Murphy relinquished the chair to Vice Chairman Byers.

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2232-D00-40 - METRICOM, INC. - Appl. under Sect. 15.2-2232 of the Code of Virginia to permit a telecommunications facility on property located on the W. side of Beverly Rd., approx. 500 ft. N. of its intersection w/Elm St. & W. of Fleetwood Rd. on approx. 4.27 zoned PDH-40, HC, CRD & SC. Tax Map 30-2((1))30B. (Concurrent w/FDPA-C-220-4.)
DRANESVILLE DISTRICT.

FDPA-C-220-4 - METRICOM, INC. - Appl. to amend the final development plan for RZ-C-220 to permit a telecommunications facility to be constructed on the roof top of 1350 Beverly Rd. on property located on the W. side of Beverly Rd., approx. 500 ft. N. of its intersection w/Elm St. & W. of Fleetwood Rd. on approx. 4.27 ac. zoned PDH-40, HC, CRD & SC. Tax Map 30-2((1))30B. (Concurrent w/2232-D00-40.)
DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

Mr. Peters Myers, agent for Metricom, reaffirmed the affidavit dated January 18, 2001. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the location, character and extent of the proposed facility to be in substantial accord with the provisions of the Comprehensive Plan.

Mr. Myers stated that Metricom was a leading provider of mobile data networking and technology and the company's innovative ricochet service delivered the fastest mobile wireless data connection speeds and provided high performance, cost-effective, untethered access to the internet, local area networks and e-mail. He noted that the service was an "always-on" connection, with flat rate pricing and no metered roaming fees. He said the ricochet network had been completed in 15 cities across the United States and it was hoped to be available in 46 markets by the end of the year. He explained that wired access points were installed on towers and rooftops similar to cellular and pcs carriers. He said that Metricom had looked at many locations in McLean and had determined that The Ashby Apartments was by far the superior location.

Vice Chairman Byers called for speakers from the audience but received no response. He noted that no rebuttal was necessary. Staff had no closing comments, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITIES PROPOSED UNDER 2232-D00-40 SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND ARE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Murphy not present for the vote.

Commissioner DuBois further MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-220-4, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 15, 2001 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Murphy not present for the vote.

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SE-98-S-024 - TRUSTEES OF KNOLLWOOD BAPTIST CHURCH
D/B/A KNOLLWOOD COMMUNITY CHURCH - Appl. under Sect. 3-C04 of the Zoning Ord. to permit a church & related facilities & a child care center w/an enrollment of 100 or more students daily on property located S. of Ladues End La. & W. of the Fairfax County Parkway on approx. 33.76 ac. zoned R-C & WS. Tax Map 67-4((14))17-22. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated August 10, 1999. There were no disclosures by Commission members.

Ms. Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application due to transportation issues.

Ms. Strobel outlined the revisions which had been made to the original application and said the current plan showed a church to be constructed in two phases with a maximum seating capacity of 1,200 seats and a childcare center with a maximum of 150 students. She explained that the applicant had agreed to increase the rear, sideyard, and parkway setbacks, preserve existing vegetation, provide vegetation around the stormwater management pond and construct a berm and fence at the rear of the property. She noted that the FAR was below the permitted .1 FAR for non-residential uses in a Residential-Conservation (R-C) District and that 364 parking spaces would be provided. She added that all environmental and density issues had been addressed and that the applicant was in agreement with the 41 proposed development conditions. She said the remaining issue was concern about the increase in traffic on the Fairfax County Parkway which had exceeded expectations. She emphasized that this was beyond the applicant's control and not associated with the church use. To address this issue, she said limitations would be placed on the hours of operation of the daycare center so that it would not compete with commuter traffic; a traffic signal would be installed when warranted; and stacking would occur on-site. She pointed out that the peak use of the proposed facility, Sunday morning, was not the peak commuter use hours of the parkway. She noted that many other churches had been approved in and around the Fairfax County Parkway and that the applicant had worked very hard to address community and staff concerns while preserving the integrity of the proposed plan. In conclusion, Ms. Strobel said the proposal was reasonable and merited a recommendation of approval. She then recognized those persons in the audience who supported the application.

Mr. Michael Kitchen, with Christopher Consultants, responded to a question from Vice Chairman Byers about the length of the turn lane and taper.

In response to a question from Commissioner Smyth, Ms. Strobel said the child care provided would be a mother's day out program.

Commissioner Murphy noted that he would be deferring a decision on this application after the close of the public hearing.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Mr. Forest Mayes, 5800 Three Penny Drive, Fairfax Station, expressed opposition to the proposed development, citing traffic concerns.

Mr. Bill Brykczynski, 5467 Ladues End Lane, Fairfax, expressed opposition to the proposed development because it would increase traffic congestion and have an unacceptable impact on the surrounding neighborhoods. (A copy of his remarks is in the date file.)

Ms. Julianne Brykczynski, 5467 Ladues End Lane, Fairfax, said her major concerns with the application were the adverse impact it would have on the character of her neighborhood and the health and safety of its residents.

Mr. Michel Ghazi, 5463 Ladues End Lane, Fairfax, expressed opposition to the proposed development because it would negatively impact the environment and cause unsafe conditions on the Fairfax County Parkway.

Ms. Barbara Power, 11512 Four Penny Lane, Fairfax Station, requested that the application be denied based on the intensity of the proposed use. (A copy of her remarks is in the date file.)

Ms. Kathy Manne, 5806 Three Penny Drive, Fairfax Station, presented concerns about the septic system of the church and stormwater management. (A copy of her remarks is in the date file.)

Ms. Thomas McDaniel, 11706 Clara Way, Fairfax Station, President, Oakbrook Community Council of the Oakbrook Homeowners Association, expressed concerns about the potential impact on the Occoquan watershed and noise generated by increased traffic on the Fairfax County Parkway.

Mr. Christopher Wells, 5805 Three Penny Drive, Fairfax Station, Ten Penny Woods Homeowners Association, stated that approval of the application would impact the future of Fairfax County in three critical ways: (1) determine the future precedent for development intensity in the Occoquan watershed; (2) reverse the County's previous policy on prohibiting major traffic generators from having direct access to the parkway; and (3) determine the future strength and logic of the County's stream protection strategy and opportunities to manage growth near environmental quality corridors. Furthermore, he said the proposed use was not in

harmony with the purpose and intent of an R-C District, the Pohick Planning District or the Water Supply Protection Overlay District and did not meet the general standards required for approval of a special exception. He urged the Commission to recommend denial of the application.

Mr. John Kershenstein, 11842 Clara Way, Fairfax Station, said he supported the staff's recommendation of denial.

Mr. George Story, 11506 Four Penny Lane, Fairfax Station, said he was opposed to the proposed development because it would have a negative impact on his neighborhood.

Mr. Robert Marino, 18806 Clara Way, Fairfax Station, urged denial of the application because it was not consistent with the Comprehensive Plan.

Mr. Michael Cooper, 11700 Bobs Ford, Fairfax, requested that the applicant extend the berm from the police firing range to his property.

In response to a question from Commissioner Harsel, Mr. Cooper said he was concerned about the proposed development due to the impact it could have on his well water.

Mr. Bob Felts, Senior Pastor, Knollwood Community Church, said the church had worked with the County for almost four years in addressing their concerns and those of the neighbors. He said the proposal was environmentally sensitive and pointed out that the Occoquan Watershed Coalition did not oppose the relocation of the church. He noted that the church had bought the property after a recommendation by staff that a large church should be located on a major artery. He asked that the church not be denied access to their property.

Commissioner Alcorn suggested to Pastor Felts that he consult with his engineers about the tree save area and the limits of clearing and grading before committing to the extension of the berm requested by Mr. Cooper.

In response to a question from Commissioner Smyth, Pastor Felts said approximately 300 persons currently attended church on Sunday morning compared to approximately 200-220 people four year ago.

Mr. Keith Manne, 5806 Three Penny Drive, Fairfax Station, expressed concern about the proposed intensity and the impact of the development on his well water. He also said the County had promised that this area would be developed with houses only.

In response to a question from Commissioner Palatiello, Ms. Abrahamson said that the Zoning Ordinance permitting churches in residential neighborhoods by special exception/special permit approval had been adopted around 1978.

Addressing the comment made by Mr. Manne, Commissioner Murphy said that when the subject area was downzoned, the opinion issued by the court limited the density allowed, but permitted institutional uses with special permit/special exception approval.

Commissioner Murphy requested that Mr. John Milgrim, Health Department, address issues relating to the septic fields and wells. Mr. Milgrim stated that State law required that a septic field be separated far enough away from wells to avoid pollution and that a monitoring well would be required downslope so that information could be obtained about the possibility of future polluting. He noted wells in the area were well constructed and in accordance with County and State regulations. He added that he had never seen wells contaminated by septic systems in the type of soil which existed on the subject property.

Mr. Milgrim, Mr. John Pricci, Health Department, and Ms. Abrahamson responded to questions from Vice Chairman Byers and Commissioners Alcorn, Harsel and Wilson about septic fields and wells.

In response to a question from Commissioner Alcorn, Ms. Angela Rodeheaver, Department of Transportation (DOT), said that there were no viable transportation alternatives with the current proposal.

Responding to a question from Commissioner Hall, Ms. Rodeheaver said neither she nor Mr. Chuck Almquist, DOT, had told Pastor Felts that a large church should be located on a major artery. In response to a question from Commissioner Murphy, Ms. Rodeheaver said she would find out if the Virginia Department of Transportation had been consulted in this matter.

There were no further speakers, therefore, Vice Chairman Byers called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel stated that due to the size of setbacks, once the berm, landscaping and fencing were installed, the church would not be visible from adjacent properties. She explained that 79 percent of the property would be left as open space with approximately 50 percent of it undisturbed. She said approval of the application would not set a precedent because a number of churches had previously been approved in an R-C District by special exception or special permit approval. She said the site had been specifically chosen because it was in a neighborhood setting. She noted that all of staff's concerns had been addressed except for transportation and that she took issue with some of their conclusions concerning this matter. She said development conditions would impose strict standards upon the church and that the request was reasonable.

Ms. Strobel responded to questions from Commissioner Harsel about the number of churches located in the Occoquan watershed and about weekday activities of the church.

In response to another question from Commissioner Harsel, Mr. Kitchen said that the final dimensions of the septic field would be set at the time the final site plan was submitted at which time detailed soil information would be available. Ms. Strobel added that Mr. Bill Sledjeski,

with Soil Tech Inc., had evaluated the soil and that the applicant had done everything necessary at this point in time to determine that the site was appropriate.

Responding to a question from Commissioner Wilson, Mr. Kitchen identified the location of the reserve septic area.

Ms. Rodeheaver, Mr. Almquist and Ms. Abrahamson responded to questions from Commissioner Harsel about transportation issues.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER DECISION ON SE-98-S-024 TO A DATE CERTAIN OF MAY 16, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 11:27 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 13, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission